

PLAN CORRECTIONS REPORT (PB18-0188)

PLAN ADDRESS: 955 Alton Rd
Miami Beach, FL 331395203

PARCEL: 0242030140530

APPLICATION DATE: 01/29/2018

SQUARE FEET: 0

DESCRIPTION: Modification of PB file # 2217

EXPIRATION DATE:

VALUATION: \$0.00

CONTACTS

Name

Company

Address

Applicant

Leonardo Pessoa

CBMIA Restaurant LLC

955 Alton Rd
Miami Beach, FL 33139

Plan Review

Version: 2

Date Received: 05/17/2018

Date Completed: 05/25/2018

1. Planning Department Review - Pass

Tui Munday Ph: email: tmunday@miamibeachfl.gov

2. Planning Admin Review - Fail

Victor Nunez Ph: email: VictorNunez@miamibeachfl.gov

Comments: Comments Issued: May 20

In addition to the fees and AFTER receiving approval/confirmation to proceed, the following shall be provided to the Department no later than APRIL 27 Final Paper submittal deadline:

- One (1) original application (Proper signed and notarized affidavits and Disclosures must be provided).
- One (1) original Letter of Intent.
- One (1) original set of architectural plans signed, sealed and dated.
- One (1) original signed, sealed and dated Survey.
- Any additional information/documents provided
- 14 collated sets including copies of all the above: application form, letter of intent, plans, and any additional information/documents provided (plans and survey should be 11x17).
- Mailing labels must be provided including Letter certifying the labels, radius map, gummed labels, and Labels CD done with the proper Excel format specified by the Planning Department.
- A CD/DVD containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department (each document must be less than 15MB).

Comments Issued: MAY 18

Must upload new application form. The application previously uploaded is old.

DROP OFF PAPER SUBMITAL BEFORE 12PM - MAY 25

The following fees are outstanding (tentative) and will be invoiced by May 7th.

1. Advertisement - \$1,500
2. Board Order Recording - \$100
3. Posting - \$100
4. Courier - \$70
5. Mail Label Fee (\$4 per mailing label) \$ 1,380

Total Outstanding Balance = \$ 3,150

NOTE: All fees MUST BE PAID by May 9th or the application will not move forward.

Plan Review

Version: 1

Date Received: 04/10/2018

Date Completed: 04/20/2018

3. Planning Department Review - Fail

Tui Munday Ph: email: tmunday@miamibeachfl.gov

Comments: SUBJECT:

PB17-0188 955 Alton Road fka File No. 2217

Comments Issued:

April 19, 2018 | TUI

Final Submittal CAP & Paper:

April 27, 2018

Tentative Board Meeting Date:

June 26, 2018

Staff First Submittal Review Comments

Comments Issued: April 19, 2018 | TUI

1. Application: Please provide an updated application. The exhibits from the 2014 application are probably the same, but the signatures, the attorneys and architects are not current.
2. LOI: Please use the 2014 LOI as a reference as to what the LOI should look like, but provide an updated version. Also, please address the Sea Level Rise and Resiliency requirements that now need to be on every land use board application (see at end.)
3. Plans: Please indicate on the 2nd floor plan where the area for entertainment is proposed (in case you have live performances or dance classes.)
4. Plans: Please do not copy pages 29-45 for the paper copies.
5. Traffic Study: Please do not copy pages 27-57 for the paper copies.
6. BTR: Please provide a copy of the current BTR for Coco Bambu
7. Occupant content: Please provide a copy of the occupant content issued by the Fire Department.
8. Please do not include anything in the paper copies that you have replaced with a new version, including 2014 sound study, LOI, Labels, BTR, Radius Map.

For the Planning Board June 26, 2018 meeting, please provide the above information for Final submittal (CAP and Paper) by April 27, 2018 before 5:00 pm. Provide a narrative and label electronic files as: Final submittal – Date – name.

The official application is what is submitted in CAP and is the responsibility of the applicant to upload accurate information and the electronic files coordinates with the paper submittal.

Paper submittal: submit original set (original application, letter of intent, survey, plans, color photographs and any other applicable items); 14 copies (collated sets) and the CD with the proper format (please see attached), attention to: Victor Nunez.

Staff will review this Final submission and issue a notice to proceed on May 07, 2017.

These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review,

In your new LOI Respond to each SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA (if it in N/A, please say N/A):

- (1) A recycling or salvage plan for partial or total demolition shall be provided.
- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.
- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
- (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.
- (5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.
- (6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.
- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.
- (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.
- (9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.
- (10) Where feasible and appropriate, water retention systems shall be provided.

4. Planning Admin Review - Fail

Victor Nunez Ph: email: VictorNunez@miamibeachfl.gov

Comments: Comments Issued: April 20

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